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25 May 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF REFUSAL OF PLANNING PERMISSION**

Case Reference HGY/2022/4445
Location 88 Coniston Road, Hornsey, London, N10 2BN
Proposal Roof extension comprising a rear dormer and front rooflight and the conversion of single family dwellinghouse into three self-contained flats (comprising two 2-bedroom flats and one 1-bedroom flat).
Received 16 December 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
1-Rev 1- Existing Floor & Roof Plans & Elevations		16 December 2022
2-Rev 1 - Proposed Floor & Roof Plans, Elevations & Section		16 December 2022
3-Rev 1 - Location & Existing & Proposed Site Plans		23 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1** The proposed conversion involves the over-intensive sub-division of the property resulting in sub-standard accommodation by reason of inadequate unit sizes, lack of external amenity space, and inadequate space for refuse and bicycle storage contrary to Policies D3 and D6 of the London Plan 2021, Policy SP2 of Haringey's Strategic Policies DPD 2017, Policies DM16 and DM12 of Haringey's Development Management DPD 2017.
- 2** The application fails to provide sufficient secure cycle parking in line with the standards as set out in the London Plan and therefore fails to promote appropriate sustainable transport measures to the detriment of the environment and the living standards of future occupiers of the development, contrary to policies DM17 and DM31 of Haringey's Development Management DPD (2017) and policies T1 and T5 of the London Plan (2021).
- 3** In the absence of an up-to-date parking survey that demonstrates sufficient on-street car parking capacity within the vicinity of the site, the application fails to demonstrate that the proposal would not place additional pressure upon on-street parking which is already restricted and in high demand, to the detriment of local highway conditions, safety and the local environment, contrary to policies DM17, DM31 and DM32 of Haringey's Development Management DPD (2017) and policies T1 and T4 of the London Plan (2021).

Notes:

You can find advice in regard to your rights of appeal at: <https://www.gov.uk/appeal-planning-decision>.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol

